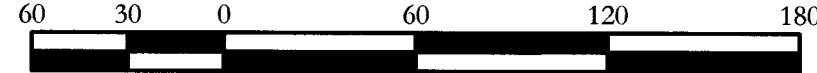


THEATER PARK SUBDIVISION

A PARCEL OF LAND LOCATED IN FARM UNIT "H" IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

BASIS OF BEARINGS
BEARING OF N89°27'28"E ALONG THE SOUTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN BETWEEN THE BRASS CAP MARKING THE CENTER 1/4 AND THE BRASS CAP MARKING THE EAST 1/4 CORNER OF SECTION 3, OREGON NORTH ZONE STATE PLANE DERIVED FROM OPUS SOLUTIONS FROM STATIC GPS DATA COLLECTED ON SITE.

Scale 1" = 60'



WEBB JEFFERY S & BRENDA

REFERENCES

- (R1)—DESERT SHADOWS PHASE 2 BOOK 13, PAGE 132
- (R2)—PARTITION PLAT BK. 1996 PG. 22 BY EDWARDS
- (R3)—WARRANTY DEED BK. 314 PG. 232

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	42.00'	65.97'	59.40'	N 45°40'49" E	90°00'00"
C2	15.75'	8.30'	8.21'	N 74°13'13" E	30°11'56"
C3	54.25'	37.38'	36.65'	N 78°51'40" E	39°28'50"
C4	54.25'	23.46'	23.28'	N 69°00'27" W	24°46'56"
C5	54.25'	36.06'	35.40'	N 37°34'35" W	38°04'48"
C6	54.25'	40.10'	39.20'	N 02°38'31" W	42°21'23"
C7	54.25'	5.40'	5.39'	S 26°40'09" W	54°11'54"
C8	15.75'	8.30'	8.21'	N 14°25'09" E	30°11'56"
C9	15.00'	23.56'	21.21'	N 45°40'49" W	90°00'00"
C10	15.00'	23.56'	21.21'	S 44°19'11" W	90°00'00"
C11	15.00'	23.56'	21.21'	N 45°40'49" W	90°00'00"
C12	15.00'	23.56'	21.21'	S 44°19'11" W	90°00'00"
C13	15.00'	23.56'	21.21'	S 45°40'49" E	90°00'00"
C14	15.00'	23.56'	21.21'	N 44°19'11" E	90°00'00"
C15	15.00'	23.56'	21.21'	S 45°40'49" E	90°00'00"
C16	25.00'	39.33'	35.40'	N 44°23'19" E	90°08'17"
C17	25.00'	39.21'	35.31'	S 45°36'41" W	89°51'43"
C18	25.00'	39.21'	35.31'	N 45°36'41" W	89°51'43"
C19	25.00'	39.33'	35.40'	N 44°23'19" E	90°08'17"
C20	25.00'	39.21'	35.31'	S 45°36'41" E	89°51'43"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°40'49" E	46.14'
L2	S 89°19'11" W	115.86'
L3	N 67°35'01" E	50.95'
L4	N 89°19'11" E	47.18'
L5	N 00°40'49" W	31.00'
L6	S 00°40'49" W	24.00'
L7	N 89°30'42" E	27.00'
L8	N 89°30'42" E	27.00'
L9	N 89°19'11" E	14.04'

STATE OF OREGON,
COUNTY OF UMATILLA

I certify that this instrument was received and recorded on 07-21-2020

at 8:18 o'clock a. m., in the record of PLATS of said County.

BOOK 17 PAGE 4

OFFICE OF COUNTY RECORDS

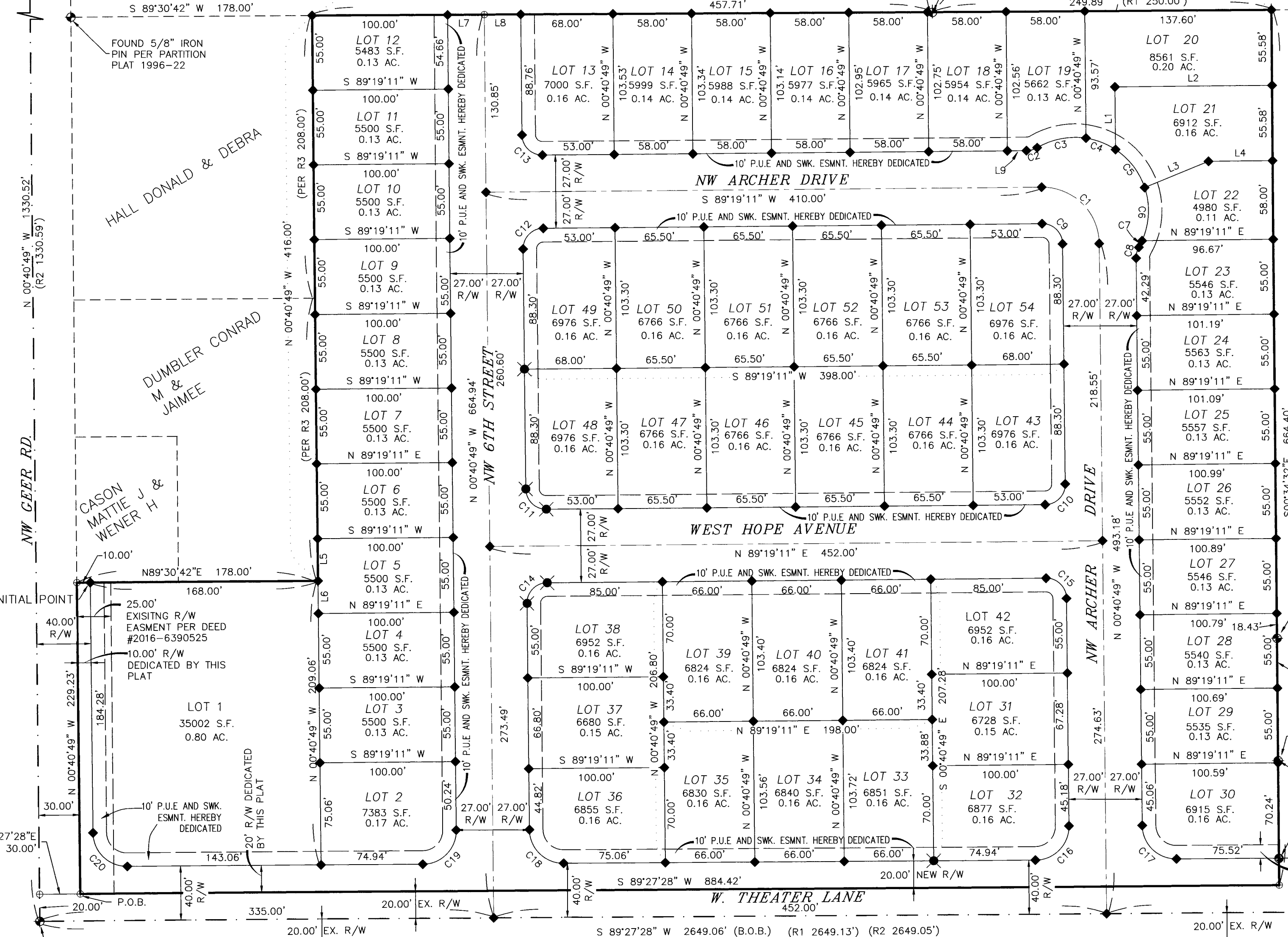
By: STEVE CHURCHILL Records Officer

Fee \$ 135.00 No. 2020-7040582

OF REPLAT
RECORD OF TOWN
PLATS BOOK 13, PAGE 70

LEGEND

- PROPERTY LINE
- CENTERLINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EASEMENT LINE
- EXISTING LOT LINE
- SECTION OR SECTION SUBDIVISION LINE
- NEW LOT LINE
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT NOT FOUND OR SET
- SET A 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP STAMPED "PBS 19619 WA 02820 OR"
- SET MAG NAIL WITH BRASS TAG STAMPED "02820 OR"
- RECORD DIMENSION SEE REFERENCES NOTE THIS SHEET
- P.U.E. PUBLIC UTILITY EASEMENT
- SWK SIDEWALK
- ESMNT EASEMENT
- R/W RIGHT OF WAY



FOUND RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 (CENTER 1/16) BY EDWARDS PER R2

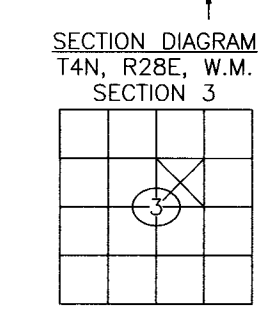
FOUND 5/8" IRON PIN PER PARTITION PLAT 1996-22

25.00' EXISTING R/W EASEMENT PER DEED #2016-6390525

10.00' R/W DEDICATED BY THIS PLAT

10' P.U.E. AND SWK. ESMNT. HEREBY DEDICATED

FOUND 2 1/2" BRASS CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 (CENTER 1/4) BY KRUMBEN PER SURVEY S-156-C P.O.C.



THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

GREG E. FLOWERS

OREGON JUNE 30, 1997 GREG E. FLOWERS 02820LS

RENEWS 12/31/2021 6/30/2020

PBS Engineering and Environmental Inc.

5 N Colville St. Ste 200
Walla Walla, WA 99362
509.956.3026

pbsusa.com

CLIENT: MLTP PROPERTIES LLC.	PROJECT NO.: 67454
SURVEYOR: GREG E. FLOWERS	DATE: 6/29/2020
CALC BY: GEF	DRAWN BY: RMR
SCALE: 1" = 60'	
SECTION: 3	TOWNSHIP: 4 NORTH
RANGE: 28 EAST	
CITY: HERMISTON	COUNTY: UMATILLA
SHEET 1 OF 2	

RECEIVED BY
Umatilla County Surveyor
Date: 7/22/20
Rec'd By: CT
No: 20-063-6

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MLTP PORPERTIES LLC. TO SUBDIVIDE THE PARCEL SHOWN HEREON.
 THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF ONE CENTIMETER +/- 2 PPM TIMES MEASURED LENGTH AND TRIMBLE ROBOTIC TOTAL STATIONS HAVING STANDARD ERRORS OF 00°00'03" ANGULAR AND 1MM +/- 3 PPM.
 ALL MONUMENTS SHOWN WERE VISITED AT THE TIME OF THIS SURVEY IN JANUARY 2020 UNLESS NOTED OTHERWISE.

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION & CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THIS PLANNING COMMISSION AND THIS CITY COUNCIL WHO HAVE REVIEWED IT THOROUGHLY AND ACKNOWLEDGE THAT IT MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCES AS ESTABLISHED BY THE CITY OF HERMISTON, OREGON AND IS NOW READY FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 14th DAY OF July, 2020 [Signature]
 VICE CHAIRMAN OF THE HERMISTON PLANNING COMMISSION
 THIS 15th DAY OF July, 2020 [Signature]
 MAYOR OF THE CITY OF HERMISTON - CITY COUNCIL

UMATILLA COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT OF "THEATER PARK SUBDIVISION" AND I HEREBY ACKNOWLEDGE THAT IT COMPLIES WITH THE STANDARDS SET FORTH IN ORS CHAPTER 92 AND I THEREFORE APPROVE THIS PLAT TO BE ACCEPTABLE FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 20 DAY OF July, 2020 [Signature]
 UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "THEATER PARK SUBDIVISION" AND IT IS HEREBY APPROVED FOR FILING IN THE "RECORD OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 20 DAY OF JULY, 2020

[Signature]
 CHAIRMAN
[Signature]
 COMMISSIONER
ABSENT
 COMMISSIONER

UMATILLA COUNTY ASSESSOR & TAX COLLECTOR

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "THEATER PARK SUBDIVISION" AND HAVE FOUND THAT ALL TAXES AND LIENS HAVE BEEN PAID ON THE LANDS PORTRAYED IN THIS PLAT AND WE HEREBY APPROVE THIS PLAT TO BE FILED IN THE OFFICE OF THE COUNTY RECORDS.

THIS 16th DAY OF July, 2020 BY:
[Signature] UMATILLA COUNTY ASSESSOR
[Signature] UMATILLA COUNTY TAX COLLECTOR

HERMISTON IRRIGATION DISTRICT

THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAT OF "THEATER PARK SUBDIVISION" AND HEREBY APPROVE THE SAME FOR FILING IN THE "RECORDS OF TOWN PLATS" OF THE COUNTY OF UMATILLA, STATE OF OREGON.

THIS 13 DAY OF July, 2020 BY:

[Signature]
 HERMISTON IRRIGATION DISTRICT

SURVEYOR'S CERTIFICATE

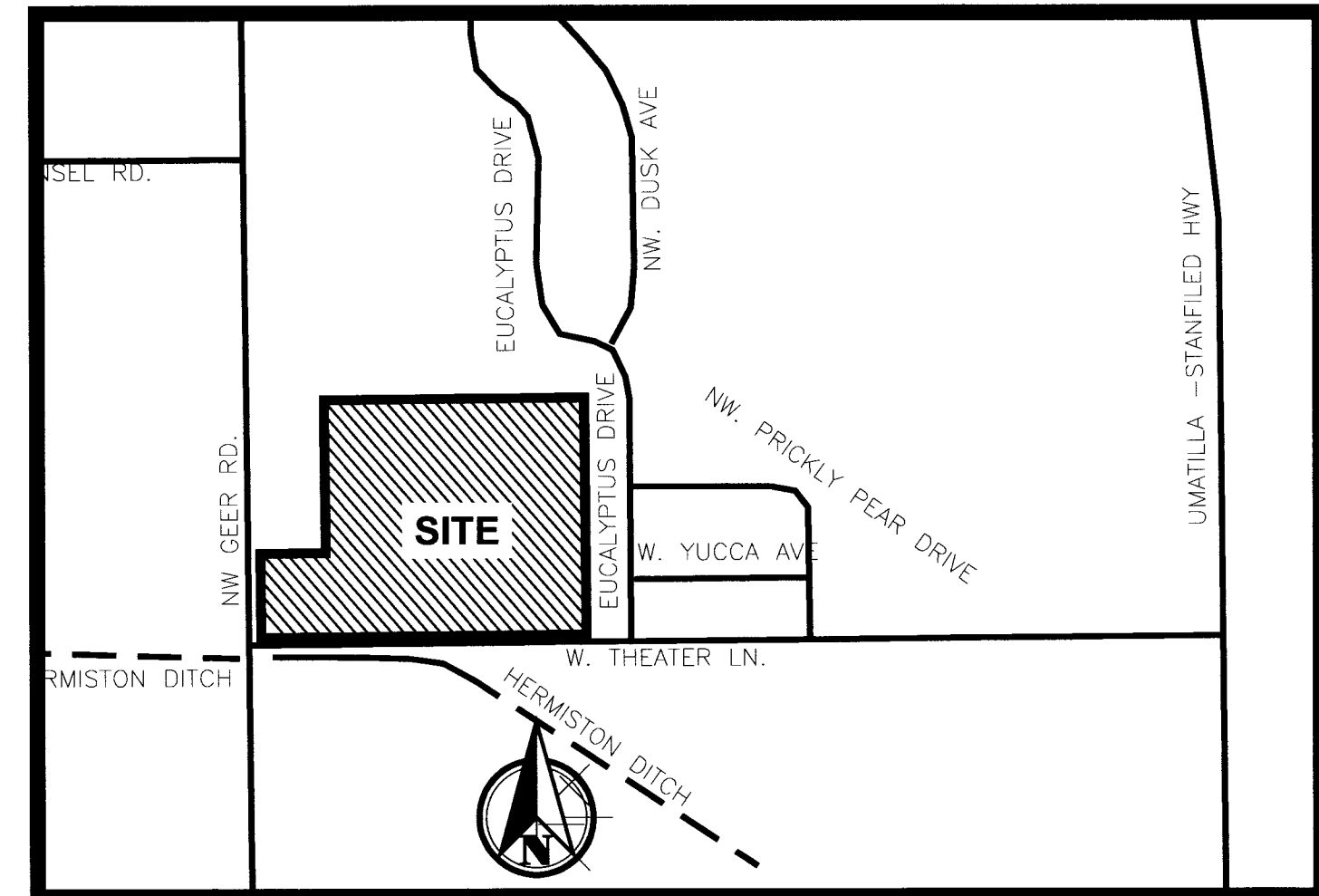
I, GREG E. FLOWERS, HEREBY CERTIFY THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE SUBDIVISION PLAT OF "THEATER PARK SUBDIVISION", THE INITIAL POINT OF SAID "THEATER PARK SUBDIVISION" BEING A SET 5/8" REBAR WITH A PLASTIC CAP INSCRIBED "PBS 19619 WA 02820 OR", MARKING THE NORTHWEST CORNER OF LOT 1 OF SAID THEATER PARK SUBDIVISION AS SHOWN HEREON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON AND RUNNING THENCE N00°40'49"W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 20.00 FEET; THENCE N89°28'28"E, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE N00°40'49"W PARALLEL WITH AND 30.00 FEET EAST WHEN MEASURED PERPENDICULAR FROM THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 229.23 FEET; THENCE N89°30'42"E A DISTANCE OF 10.00 FEET TO THE INITIAL POINT OF THE SAID SUBDIVISION SAID INITIAL POINT BEING THE NORTHWEST CORNER OF LOT 1 THEREOF; THENCE CONTINUING N89°30'42"E A DISTANCE OF 168.00 FEET TO A LINE BEING PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE N00°40'49"W ALONG SAID PARALLEL LINE A DISTANCE OF 416.00 FEET; THENCE N89°30'42"E A DISTANCE OF 707.60 FEET TO A POINT ON A LINE BEING PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3 AND ALSO BEING THE WEST LINE OF DESERT SHADOWS REPLAT AS SHOWN IN BK. 13 PG. 60; THENCE ALONG SAID LINE S00°34'32"E A DISTANCE OF 664.40 FEET; THENCE CONTINUING S00°34'32"E A DISTANCE OF 20.00 FEET TO A POINT ON A LINE 20 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3 WHEN MEASURED AT A RIGHT ANGLES FROM SAID SOUTH LINE; THENCE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3, S89°27'28"W A DISTANCE OF 884.32 FEET TO THE POINT OF BEGINNING

[Signature]
 GREG E. FLOWERS, P.L.S. 02820 OR.

THEATER PARK SUBDIVISION

A PARCEL OF LAND LOCATED IN FARM UNIT "H" IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, UMATILLA COUNTY, OREGON.



VICINITY MAP
 NOT TO SCALE

OWNER/DEVELOPER

MLTP PORPERTIES LLC.
 62958 NE LAYTON AVENUE SUITE 5
 BEND, OR 97701

OWNER'S DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, LUKE PICKERILL, AUTHORIZED REPRESENTATIVE FOR MLTP PROPERTIES LLC., OWNERS OF THE LANDS SHOWN HEREIN, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "THEATER PARK SUBDIVISION". THE LEGAL DESCRIPTION FOR THIS LAND IS AS FOLLOWS:

FARM UNIT "H", ACCORDING TO THE FARM UNIT PLAT, OR THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 4 NORTH, RANGE 28, E.W.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO ROY G. ATTEBURY, ET UX, BY DEED RECORDED IN BOOK 202, PAGE 420, DEED RECORDS, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO LLOYD RITCH, BY DEED RECORDED IN BOOK 314, PAGE 232, DEED RECORDS, UMATILLA COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO UNIVERSAL REALTY, INC. AN OREGON CORPORATION, BY DEED RECORDED IN MICROFILM R-28, PAGE 1842, OFFICE OF COUNTY RECORDS, UMATILLA COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN COUNTY ROAD NO. 1244 WEST THEATER LANE

ALL BEING EAST OF THE WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON

[Signature] DATE 7/10/2020
 REPRESENTATIVE FOR MLTP PROPERTIES LLC

ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF DESCHUTES

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LUKE PICKERILL, HAS SIGNED THIS PLAT ON BEHALF OF MLTP PROPERTIES LLC., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

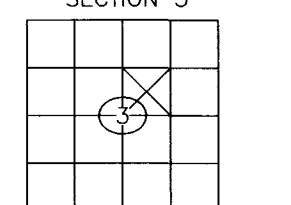
[Signature] DATE 10th July 2020
 NOTARY PUBLIC

MY APPOINTMENT EXPIRES AUGUST 27, 2023

RESIDING REDMOND, OREGON Commission Number 99 0215

STATE OF OREGON, }
 COUNTY OF UMATILLA }
 I certify that this instrument was received and recorded on 07-21-2020
 at 8:18 o'clock a. m., in the record of PLATS of said County.
 BOOK 17 PAGE 4
OFFICE OF COUNTY RECORDS
 By: STEVE CHURCHILL Records Officer
 Fee \$ 135.00 No. 2020-7040582

SECTION DIAGRAM



RECEIVED BY
 Umatilla County Surveyor
 Date: 7/22/20
 Recd By: CT
 No.: 20-063-3

THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
 GREG E. FLOWERS, PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JUNE 30, 1997
 GREG E. FLOWERS
 02820LS

RENEWS 12/31/2021
4/30/2020

PBS
 PBS Engineering and Environmental Inc.
 5 N Colville St, Ste 200
 Walla Walla, WA 99362
 509.956.3026
 pbsusa.com

CLIENT: MLTP PROPERTIES LLC.	PROJECT NO.: 67454	
SURVEYOR: GREG E. FLOWERS	DATE: 6/29/2020	
CALC BY: GEF	DRAWN BY: RMR	SCALE: N/A
SECTION: 3	TOWNSHIP: 4 NORTH	RANGE: 28 EAST
CITY: HERMISTON	COUNTY: UMATILLA	SHEET <u>2</u> OF <u>2</u>